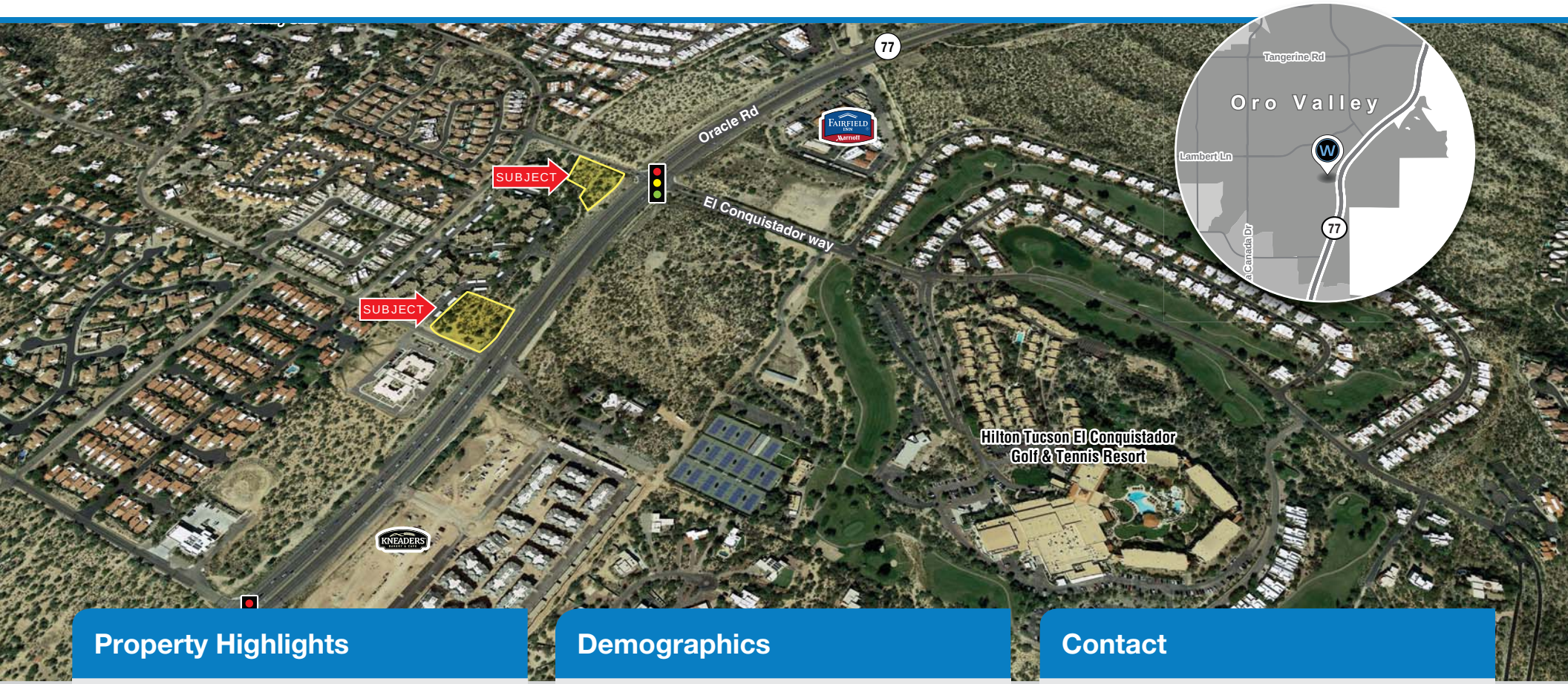
WESTERN
RETAIL ADVISORS

Two Pads Available

Southwest Corner El Conquistador Way & Oracle Road | Oro Valley, Arizona



Property Highlights

- Pad 1: .93 Acres | Zoning: R-6
  Pad 2: 1.18 Acres | Zoning: R-6
- Located along the main arterial, Oracle Rd, from Oro Valley down into Tucson
- Average Household Income over $95,000 within 5 miles radius
- Over 45,000 VPD along Oracle Rd

Demographics

	1 mile	3 miles	5 miles
Total Population:	4,498	30,209	81,096
Avg HH Income:	$92,037	$97,808	$98,558
Daytime Population:	5,045	26,706	73,271

Contact

BRYAN BABITS. 602.931.4491
bbabits@w-retail.com

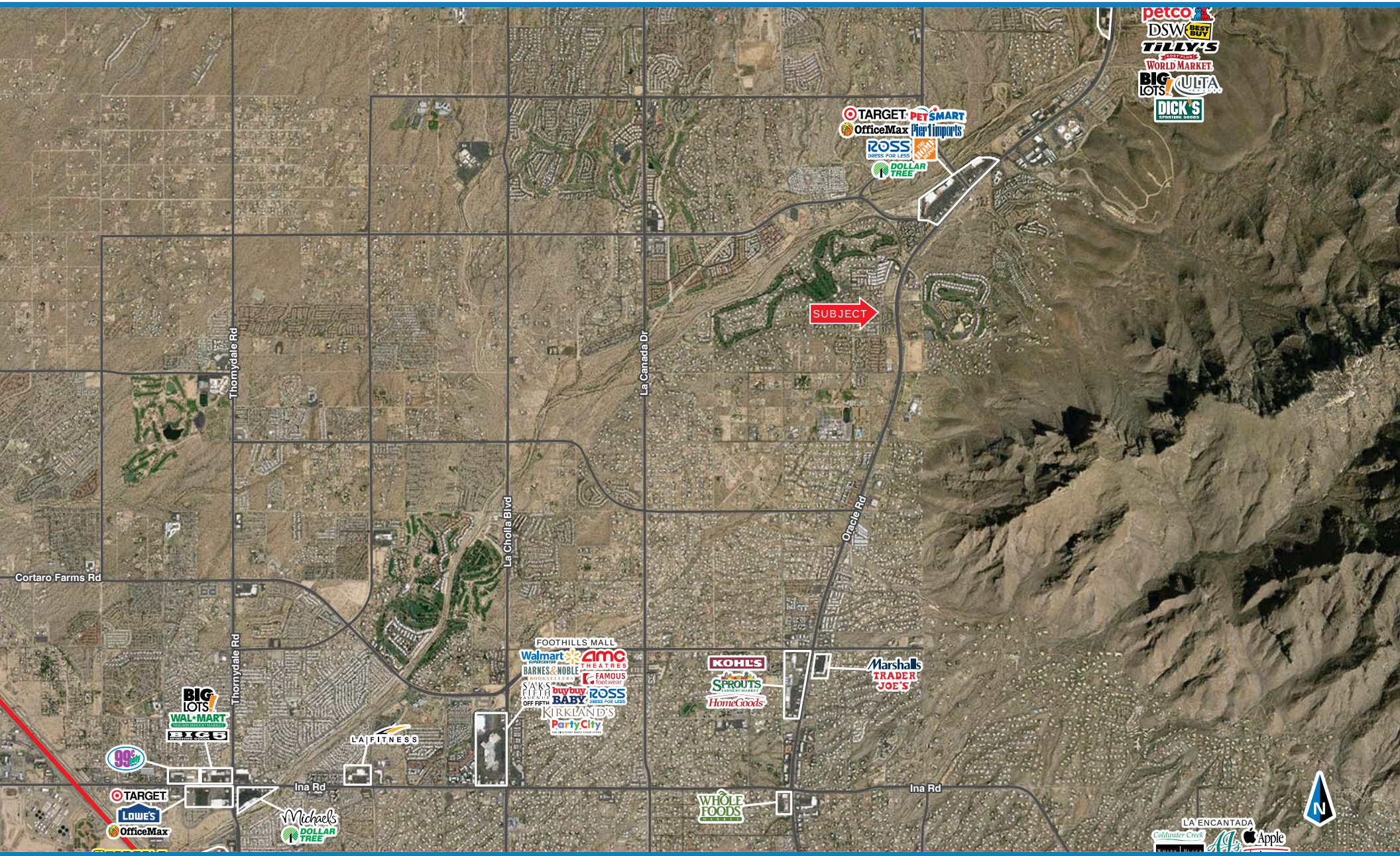
KATIE WEEKS. 602.368.1372
kweeks@w-retail.com

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN
RETAIL ADVISORS

Two Pads Available

Southwest Corner El Conquistador Way & Oracle Road | Oro Valley, Arizona



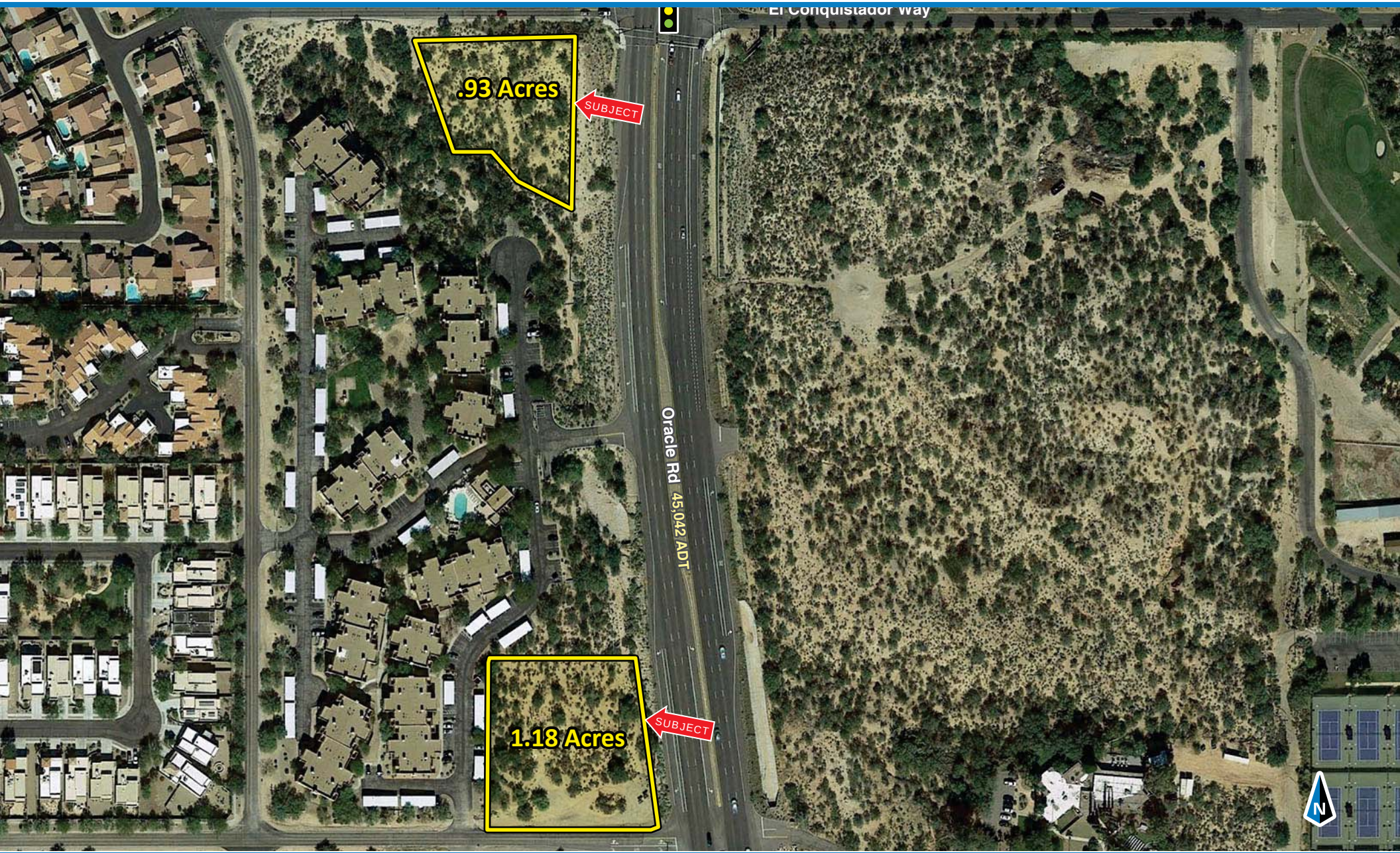
WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN
RETAIL ADVISORS

Two Pads Available

Southwest Corner El Conquistador Way & Oracle Road | Oro Valley, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

WESTERN
RETAIL ADVISORS

Two Pads Available

Southwest Corner El Conquistador Way & Oracle Road | Oro Valley, Arizona

	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2017 Total Population	4,498	30,209	81,096
2022 Total Population	4,779	31,209	83,764
2015-2020 Annual Growth Rate	1.22%	0.65%	0.65%
2017 Median Age	57.1	51.5	50.2
INCOME SUMMARY			
Median Household Income	$63,852	$74,432	$70,976
Average Household Income	$92,037	$97,808	$98,558
BUSINESS DATA			
Total Businesses:	175	855	2,626
Total Employees:	2,582	10,519	28,817
Daytime Population:	5,045	26,706	73,271
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	8.5%	9.4%	8.8%
Bachelor's Degree	24.7%	28.2%	27.1%
Graduate/Professional Degree	25.9%	21.3%	21.4%
Percent of Population with Degrees	59.1%	58.9%	57.3%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	2,035	14,021	36,642
White Collar	78.7%	72.5%	73.9%
Services	12.7%	15.2%	15.6%
Blue Collar	8.6%	12.3%	10.5%
HOUSEHOLD SUMMARY			
2017 Households	2,298	13,094	34,688
2017 Average Household Size	1.96	2.30	2.32
2017 Average Family Size	2.51	2.80	2.83
2017 Median Home Value	$348,551	$312,115	$314,045

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.